

WAREHOUSE / INDUSTRIAL UNITS

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

TO LET



**UNITS 15-17 ALAN FARNABY WAY, SHERIFF
HUTTON INDUSTRIAL PARK, YORK, YO60 6PG**

- ✓ **2,000 - 4,000 SQ.FT (185.75 - 371.50 SQ.M)**
- ✓ **ESTABLISHED INDUSTRIAL ESTATE**
- ✓ **WAREHOUSE UNITS WITH OFFICE**
- ✓ **SHARED YARD WITH PARKING**
- ✓ **AVAILABLE INDIVIDUALLY OR COMBINED**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The units form part of the highly successful Sheriff Hutton Industrial Park, situated approximately 4 miles north of the North York Ring Road, between the villages of Sheriff Hutton and Strensall,

The Industrial Park has become established as a very popular location for a wide range of businesses, with occupiers including Woodhouse Barry Construction, The Monster Group, Rodgers of York, Solinear, DCY Europe, Puddleducks Children's Nursery, Morse Coaches and WHL Building Services.

DESCRIPTION

The property is of steel portal framed construction, clad with cavity brick and double skin metal insulated metal decking elevations with even-pitched double skin insulated metal decking clad roof.

The units have concrete flooring and benefit from open plan warehouse, office, W.C. and tea point at ground floor level.

There is a sectional loading door and high-bay sodium lighting to the main work area of each unit. The works space is heated by way of a warm air blower.

The units have a large shared tarmacadam loading and parking area to the front.

ACCOMMODATION

The units have been measured in accordance with the RICS Code of Measuring Practice and has the following approximate Gross Internal Areas: -

Unit 15	185.75 sq.m	2,000 sq.ft
Unit 17	185.75 sq.m	2,000 sq.ft
TOTAL	371.50 sq.m	4,000 sq.ft

TERMS

The premises are available individually or combined by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of **£23,000 per annum exclusive** per unit. Get in touch for further details on rental of the units combined.

RATES

We understand the units have the following Rateable Values:-

Unit 15 - £14,750 (from 1st April 2026)

Unit 17 - £15,000 (from 1st April 2026)

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

We are advised that the units benefits from mains electricity (3 phase), oil heating, water and drainage.

Subject to Contract - Feb 26

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (81). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

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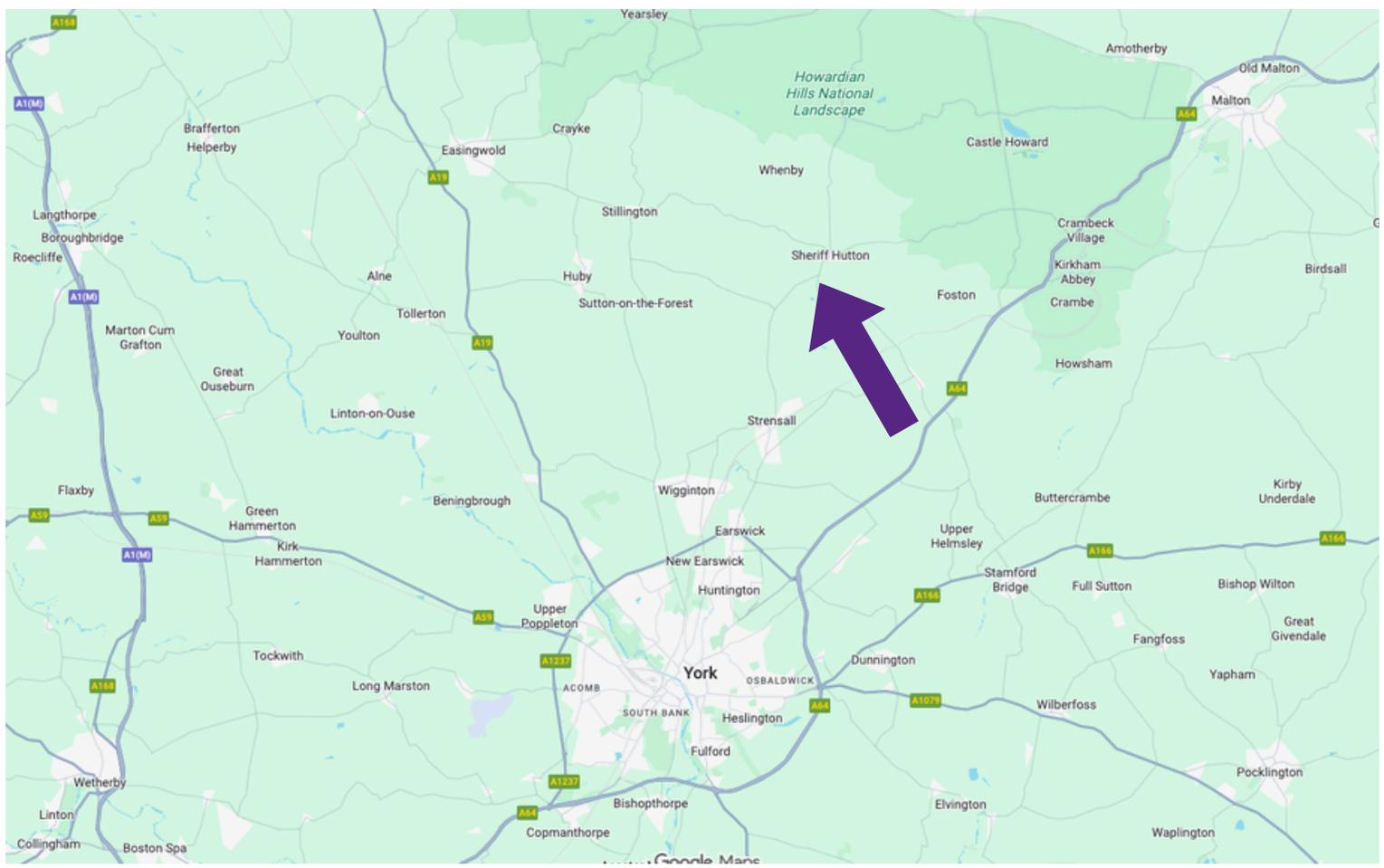
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